

MLS Area 34

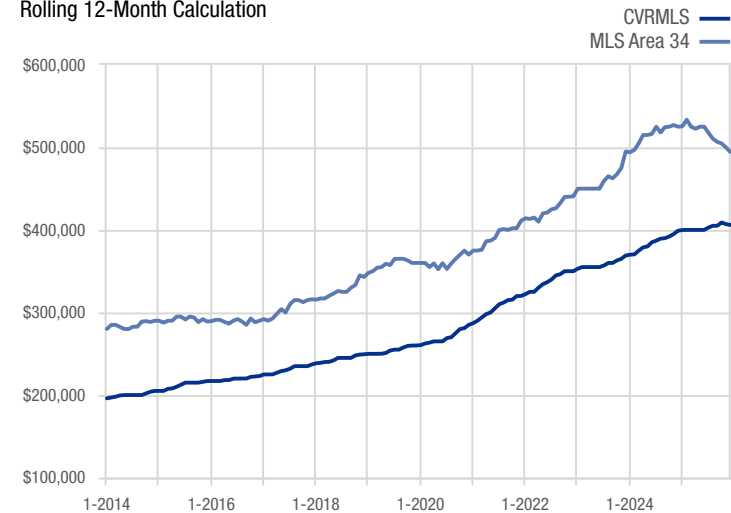
34-Henrico

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	29	30	+ 3.4%	745	818	+ 9.8%
Pending Sales	28	41	+ 46.4%	639	712	+ 11.4%
Closed Sales	56	79	+ 41.1%	657	715	+ 8.8%
Days on Market Until Sale	23	31	+ 34.8%	17	21	+ 23.5%
Median Sales Price*	\$492,000	\$469,950	- 4.5%	\$525,000	\$494,500	- 5.8%
Average Sales Price*	\$566,774	\$566,938	+ 0.0%	\$598,322	\$581,426	- 2.8%
Percent of Original List Price Received*	99.3%	97.9%	- 1.4%	101.2%	100.0%	- 1.2%
Inventory of Homes for Sale	52	45	- 13.5%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

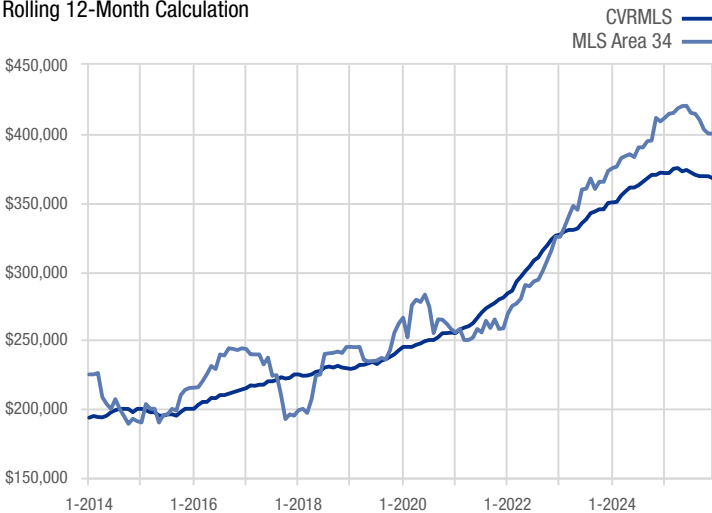
Condo/Town	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	46	36	- 21.7%	559	631	+ 12.9%
Pending Sales	30	27	- 10.0%	446	494	+ 10.8%
Closed Sales	60	53	- 11.7%	452	513	+ 13.5%
Days on Market Until Sale	37	41	+ 10.8%	25	32	+ 28.0%
Median Sales Price*	\$382,333	\$395,990	+ 3.6%	\$408,860	\$400,000	- 2.2%
Average Sales Price*	\$385,694	\$419,410	+ 8.7%	\$406,550	\$410,515	+ 1.0%
Percent of Original List Price Received*	99.9%	97.0%	- 2.9%	100.6%	99.1%	- 1.5%
Inventory of Homes for Sale	76	77	+ 1.3%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family
Rolling 12-Month Calculation



Median Sales Price - Condo/Town
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.